

SECTION THREE
VILLAGE OF
CHEVY CHASE

News & Views

MAY 2011

CALENDAR

TUESDAY, MAY 10
Section 3 Annual Elections

6 p.m.--8:00 p.m.
Annual Meeting
8:00 p.m.
Epworth Room, CCUMC

SUNDAY, MAY 22
House Tour
2:00-4:30 pm

WEDNESDAY, JUNE 1
Bulk Trash Pick-Up, Curbside

TUESDAY, JUNE 8
Council Meeting
7:45 p.m. Room 109, CCUMC

EASTER BUNNY ROMPS IN GAZEBO PARK

The Easter Bunny romped around the park, posed for pictures with little people and all in all, had a wonderful time watching Section 3 children "find" their Easter eggs. Luncheon, supplied by Mindy's catering, was enjoyed by all. This year we had greater participation by grandparents who live in Section 3 who brought their grandchildren to the event.

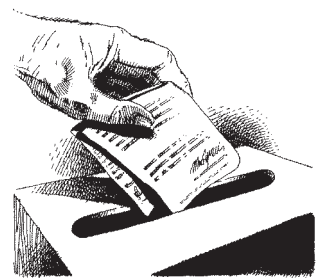
Special thanks to **Debbie Glynn** for organizing the army of older kids who "hid" the eggs in our park. The park looked like someone had strewn egg confetti all over it before it was tackled by our smallest neighbors! Thanks to **Cindy Owens** and **Bill Brownlee** who helped with the set-up, to **Colin Beebe** who was our ever entertaining MC and recruited a series of hilarious Easter jokes from neighborhood children. The Easter Bunny, **Chris Erceq**, entertained everyone and took pictures with those who wanted a special shot for memories. As always, the **Barry** family was generous in letting us use their lawn as part of our party scene. We are grateful for their support and participation.

ANNUAL MEETING & ELECTION SLATED FOR TUESDAY, MAY 10

Join us at this year's annual meeting to hear about our plans for next year and to hear about major changes that are in process regarding zoning throughout the county and specifically, plans for the Chevy Chase Lake Sector, just north of us on Connecticut Avenue.

Leading the discussion on zoning and the plans for Chevy Chase Lake Sector will be Chevy

Chase Village Board of Managers member Pat Baptiste. Ms. Baptiste is a former member of the Montgomery County Planning Board, and has been involved in growth issues in Montgomery County for much of her adult life. A graduate of Georgetown Law School, she was an appellate attorney for a number of years with the U.S. Department of Justice. She has served on the Board of Managers from 1982 to 1991 and was the first woman to serve as Board Chairman. Last year she was appointed to fill a vacancy on the Board of Managers. She was the first chair of the Friendship Heights Coordinating Committee as the County shaped the plans for what you now see in terms of new development in Friendship Heights. She was a two-term member of the Montgomery County Park and Planning Commission. More recently, she has



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**In accordance with the Americans with Disabilities Act and our desire to have our meetings open to everyone in our community, Council meetings are held at the Chevy Chase United Methodist Church which has handicapped elevator access via the parking lot entrance. We are grateful to the Church for their generosity in allowing us to use their facility each month.*

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COUNCIL ACTIONS

The Council met on Wednesday, April 13th. All Council members were in attendance. The Council voted to approve the minutes of the March meeting as they appeared in the March newsletter.

PUBLIC SAFETY ISSUES

Police patrols have been going well. Our new officer has been handing out warnings to people who park where there is yellow curb. We agreed to ask people to please respect the yellow curb and do not park there as it marks a space needed for property owners to get in and out of their driveways on our narrow streets without hitting another car. Stop sign compliance has increased with the presence of a police officer.

BUILDINGS AND ROADS

Work continues on the addition at 6812 Delaware Street. The State Highway Administration has completed the work on sidewalks and driveway aprons along Connecticut Avenue. We have new hand-capped ramps and sod-covered greenways where the work was done. The ponding of water on the sidewalk on Connecticut Avenue has been corrected so that pedestrians can now negotiate that segment of the sidewalk without fear of drowning. We are very grateful for the work that was done as it will last us all for a very long time. Homeowners who had sidewalks and driveway aprons done should be mindful NOT to use corrosive salt on the driveway next winter as it causes spaulding of the surface of the concrete.

WSSC is still working on the leak at "Lake Bradley" at the junction of Bradley Lane and Brookville Road. They have discovered a number of valves that also require replacement, drawing out the entire process much longer than anticipated. We are hopeful that it will be completed soon.

The sidewalk has been installed at Bradley Lane connecting the Brookville Road and Georgia Street sidewalks. The only remaining improvement is the placement of a fence to substitute for the two trees which had to be taken down at 3701 Bradley Lane.

Miscellaneous sidewalk repairs have been made by D & F Construction all over the community to repair tripping hazards and cracked sidewalks. The only repair still needed is the sidewalk at Georgia St and Raymond St. where a mis-communication at the company level resulted in an incorrect repair. We are still awaiting the proper sidewalk drain to correct this problem.

Brookville Road will soon be milled and paved from Western Avenue to East-West Highway (see story this issue).

The Council granted the variance for **Marc Weller**, who is developing the property at 3821 Bradley Lane, for a lattice topping on the stone fence which surrounds both 3821 and 3823 Bradley Lane.

Permits were issued for a second driveway entrance to 6705 Connecticut Avenue and a demolition permit so that the homeowner can tear down part of the stucco wall in front of the new driveway entrance.

The Council was presented with the final drainage survey report on the dead end streets. It's available for anyone in the community to review (see story this issue).

The swale to help with drainage issues in the park should be installed soon. The contractor has had difficulties scheduling because of so much rain of late.

The Council discussed the fact that monitoring of building permits takes considerable amount of time by both the Village Manager and the Buildings and Roads representative on the Council and sometimes our consulting engineer. The Council plans to discuss the possibility of raising those fees to a level which more clearly reflects the amount of time and energy required to process and monitor building permits and is consistent with the fees charged by neighboring jurisdictions.

FINANCIAL REPORT

The Council reviewed the budget and it appears that the levels of funding outlined in our budget for both Tax Duplication and State Highway funding may exceed what was planned. However in a previous year, what the state legislature gave, the Board of Public Works took away, so the Council agreed that for budget planning purposes at this time we would continue to plan for the lower amounts and hope for higher revenues if all goes well.

COMMUNITY AND SOCIAL

We agreed to some changes for next year in terms of the menu for the Everybody's Irish party, but by and large, the community enjoyed the event and all went well.

Plans for the Easter Egg Hunt are all in place and we decided that if the weather looked uncertain we would hire an additional tent at the last minute just in case we were forced to feed people under cover.

OTHER

The Council reviewed a proposed Memorandum of Understanding regarding reimbursement for removal of debris by FEMA. **David Ohrenstein** raised some questions regarding some of the language and suggested we contact other jurisdictions before we sign such an agreement to see if they are comfortable with that language. Subsequent to the meeting, several local jurisdictions have agreed to hire an attorney from Stein, Sperling to



It is with much sadness that we report the passing of two long-time Section 3 residents. **William Borders**, who lived in Section 3 since 1956 passed away at age 92 in early April. Our condolences to his daughter **Molly** who continues to live in Section 3 and her daughter **Cynthia Grimes**. We also report the passing of another Raymond Street neighbor, **Don McDonough**, who died on Easter Sunday surrounded by his family at Brooke Grove nursing home. A celebration of his life took place on May 3. Don was a long-time resident, an active election judge and a good neighbor to all. Our condolences to his wife **Mary** and their children. A celebration of his life will take place at a date and time yet to be determined as of this writing.

Our own **Nathan Billig, MD**, a Clinical Professor of Psychiatry at Georgetown University, will talk about "Who Does Well in Old Age?" at an open forum sponsored by Chevy Chase @ Home. The talk will be given at the Chevy Chase Village Hall on Wednesday, May 4th at 7:00 p.m.

BUILDING PERMITS: NECESSARY ITEMS

Whatever improvement you are making—a patio, a new sump pump, an addition, a fence, we ask that you consult either the Village Manager or the Buildings and Roads representative because more than likely, you will be required to get a permit. Failure to apply for a permit will result in a \$300 municipal fine. This is not a new rule, but one which we will reluctantly have to enforce.

Recently we have had a number of residents do work thinking that a permit was not required or worse, ignoring the need for one. Permits are designed to assure all of us that the work you are doing does not adversely affect a neighbor in terms of run-off, complies with both County and our building ordinances, and is actually on your property. Please be a good neighbor!

PARK GETS A SWELL SWALE

In an effort to combat constant mud and water problems in the park, our contractor Chapel Valley Landscape Company, has installed a decorative "swale" which will hopefully make it possible for both dogs and children playing in the park not to emerge with totally muddy feet. Another solution to address flooding in the park, now that sod and mulch have been laid down, is to add flowers which should be installed in the month of May.

We ask that all our residents take time when they are in the park to clean up after themselves and their dogs to keep it looking as nice as it does today.

DRAINAGE SURVEY FINDINGS

The house-by-house survey of all residents of the no-outlet streets demonstrated that, while many Section 3 residents have had problems with water, it appears that these problems have been resolved by individual residents by drainage solutions, grading and sump pumps. There was no evidence of an overriding global problem but clear evidence that that particular area of the community has a high water table.

The survey found that the water table at that end of Section 3 is higher than in other locations, and that throughout Section 3 we suffer from soil that doesn't perc very well. However, for the most part, homeowners have found solutions to drainage issues themselves, or with the assistance of someone like Bill Bissell, our civil engineer. The way the houses were sited, the condition of the soil, the shallow water table and the differences in elevations between properties has by and large been resolved so that most residents on the dead ends are not suffering from major flooding or major incursions of stormwater.

There is no ponding on the streets or sidewalks, nor is anyone complaining that water rushes down their driveway from the street.

The survey has shown that the problems are indeed individual, not global.

Section 3 and the County both have stormwater runoff regulations which very likely would have helped ameliorate some problems faced by individual homeowners but those regulations were not in force at the time they built their homes or put on additions. Our stormwater regulations have in fact, been copied by Section 5 because they are relatively easy to comply with, and help avoid problems people faced in previous years. In addition to our regulations, Section 3's Council has been active in assisting those in the community who might be troubled by drainage problems and has sometimes recommended that they hire a civil engineer.

Copies of the survey are available from the Village Manager.



CHEVY CHASE LAND COMPANY PROPOSED PLANS

On Wednesday, April 27th, the Chevy Chase Land Company invited interested parties in the Chevy Chase Lake Sector plan to view their concept for the redevelopment of what promises to be a transportation-oriented development just up Connecticut Avenue in the Chevy Chase Lake area. A number of area residents attended the meeting to see and hear what the Land Company envisioned.

The plan, as revealed, is not necessarily what the Sector Plan will finally become as it must first go through the planning board, have extensive public hearings and be approved by the County Council. The first and most important element of the plan is the fact that it is centered around the Purple Line which will be elevated and cross over Connecticut Avenue right about where the hiking/biking trail now emerges near the gas stations on either side of Connecticut Avenue. There is also a recognition, both on the part of the planning board and the Chevy Chase Land Company, that we will follow smart growth planning and have greater densities at transportation nodes like this one. What is envisioned by the land company is 3,000 residential units, primarily multifamily mid and high rise (up to 19 stories) buildings, 900,000 square feet of commercial space

and 200,000 of retail space. With new zoning designations, a “CR zone (combination commercial and residential), the proportion of commercial vs residential is allowed some flexibility so that the mix might tilt to either more commercial or more residential depending on the marketplace and the developer’s priorities.

When questioned, the Chevy Chase Land Company executives indicated that the population of this small area during the day (just the area being redeveloped by the land company, not the existing homes already there) would be greatly increased. The mix of building heights ranges from a low of four stories to a high of 19 stories, with a significant number of extremely tall buildings envisioned by the developer. Open space green areas with restaurants and seating areas are part of the plan as well as a pedestrian friendly environment with limited parking. Smaller convenience stores—grocery, hardware, hairdressers, etc. are part of the plan the developer’s plan with most retail being limited to ground level except the elevated area by the train stop.

Clearly the biggest concern for all those in the room, even those who are supportive of the plan is the traffic impact this level of density will have on the surrounding area. Immediate neighbors are concerned about the traffic flow in and out of their neighborhoods and more distant neighbors are concerned about what Connecticut Avenue will look like with such densities. We have yet to see the impact of the BRAC plan on Connecticut Avenue but that transfer of personnel will happen next September, long before the improvements that have been funded will be executed. There is also concern regarding the timing of this development because if the Purple Line doesn’t go in prior to the increased densities envisioned, we could be faced with serious gridlock problems.

To hear more about this and other planning issues affecting our neighborhood, be sure to come to the Annual Meeting and hear a presentation by Pat Baptiste, a member of the Connecticut Avenue Corridor Coalition and a member of the Board of Managers of Chevy Chase Village.

ANNUAL MEETING, CONTINUED FROM PAGE 1

been a member of the County Task Force on the Base Realignment of Walter Reed at Navy Medical Center (BRAC), and served as a member of the Planning Board’s Advisory Group on the Purple Line. She is currently a member of the Zoning Advisory Panel working on revisions to the entire zoning code for the County. She is a member of the Board of the Capital Crescent Trail Coalition and has recently helped to organize the Connecticut Avenue Corridor Committee, a coalition of neighborhood groups interested in rezoning proposals for that area. We are indeed fortunate to have such a well versed speaker share with us the current thinking at the County level that will affect our commute, our community and our property values.

Take a moment to participate in democracy at the very local level and join us at our Annual Meeting. Voting is from 6:00 p.m. to 8:00 p.m. and the Annual Meeting begins promptly at 8:00 p.m. in the Epworth Room at CCUMC.

BROOKVILLE ROAD MILLING & PAVING

After years of waiting, the State Highway Administration is finally going to mill down and repave all of Brookville Road from East-West Highway to Western Avenue. The road has so many potholes and "sculpted" surfaces worn into the asphalt after many years, that it requires a complete overhaul. Some patches of particularly bad spots have been repaired. WSSC has done their part to repair broken valves (like the one at "Lake Bradley"—Bradley Lane and Brookville Road) and we hope they will begin sometime in May.

What does this mean for you? The work will be done during the day, most likely from about 9:00 a.m. to 4:00 p.m. There will be one lane traffic, there will be disruption at times, and there will be dust and noise. But at the end of it all, we will have a smooth, nice roadway.

Specifically, they take a machine which literally chews up the old asphalt surface down about two inches. That material is off-loaded immediately, as the process takes place, into large dump trucks which will take the old material away. The work will be done in sections and each of the jurisdictions along the way is working closely with State Highway Officials so that we will be able to give you advance warning as to when they will be in our area and for those on Brookville Road, when they will be working in front of your home, making access at times impossible. The work proceeds quite rapidly. They will adjust the height of all the utilities (there are about 50 different manhole covers and valves that have to have their height adjusted so we don't get reverse speed bumps), mill down the entire span, then come back and pave whole sections at a time until the job is done. The overall project should take about three weeks, weather permitting.

We will be in touch with the local schools to coordinate bus routes and drop-offs. No matter how hard we try to coordinate this overall effort, there will be moments of frustration no doubt, that is often the price we have to pay for progress. If you have any questions, feel free to contact the Village Manager.

VARIANCE REQUESTS

The **Virbicas** family of Fulton Street requests a variance to build a two-story eight-foot wide addition that will extend four feet into the side setback on the south side of the house, reducing the setback from 11 feet to seven feet.

The **Kennedy/Frank** family request a variance for a trellis attached to the side fencing on their property at Fulton Street.

MAY HOUSE TOUR SLATED FOR SUNDAY, MAY 22



Check your closets for gently used towels and pull out all those travel soaps and shampoos to get your admission to this year's Section 3 Annual House and Garden Tour. Several homeowners have graciously opened their homes for this annual event. A brochure

will be published and sent to everyone closer to the moment, but homes on the tour include: the **Fernandes/ Shapiro** home on Raymond Street with a delightful new rear addition, the **Barry** home where what was once a garage has been transformed into a delightful family kitchen and the entire first floor has been re-organized to better meet the family's needs, along with a delightful fenced garden where children can play and the family can become real locavores, the **Chernack** home with its cleverly planned new kitchen designed to maximize storage and work spaces in a small envelope. More locations to be revealed in the upcoming brochure.

So mark your calendar for the event, Sunday, May 22 from 2:00 to 4:30 p.m. We look forward to seeing you there with your towels and shampoos (you can leave them at any of homes on the tour).

COUNCIL ACTIONS, CONTINUED FROM PAGE 2
review the document and advise us all before we sign up.

The Council agreed that we should try and attend the program sponsored by the Chevy Chase Land Company on April 27th at the 4-H Club on their vision for the Chevy Chase Lake Sector Plan.

The Council liked a sign bracket presented to them by the Village Manager for street signs in Section 3. She has already contacted a local sign company we use for street signs to give us a price for a street sign that would match the street lights we hope to acquire.

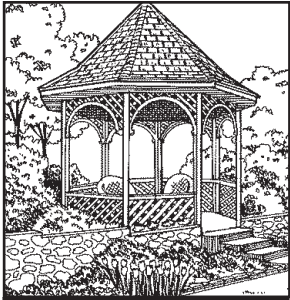
The Council discussed the Annual Meeting plans.



SECTION 3 VILLAGE OF CHEVY CHASE

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SECTION THREE
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TREE TRIMMING

Pepco has been through our community at our request and has trimmed broken limbs from trees overhanging electrical wires in several locations. They will be returning to do more work. In addition, we have had our arborist trim back some trees with too much “sail” or too many dead branches. Happily, despite strong winds and lots of rain recently, we have had only one small power outage, caused by a downed wire on Taylor Street. Pepco responded quickly to the problem along with the Chevy Chase Fire Department. Thanks too to **Liz Howard** for seeing the downed wire and calling it to our attention!